



**Planning Commission
March 23, 2010 @ 6:00 P.M.
City Hall – Council Chambers
301 W. 2nd Street
Austin, TX. 78701**

Dave Anderson
Danette Chimenti - Parliamentarian
Mandy Dealey – Vice-Chair
Ben DeLeon
Saundra Kirk

Jay Reddy – Secretary
Clint Small
Dave Sullivan - Chair
Kathryne Tovo

EXECUTIVE SESSION (No public discussion)

The Planning Commission will announce it will go into Executive Session, if necessary, pursuant to Chapter 551 of the Texas Government Code, to receive advice from Legal Counsel on matters specifically listed on this agenda. The commission may not conduct a closed meeting without the approval of the city attorney.

Private Consultation with Attorney – Section 551.071

A. CITIZEN COMMUNICATION

The first four (4) speakers signed up prior to the meeting being called to order will each be allowed a three-minute allotment to address their concerns regarding items not posted on the agenda.

B. APPROVAL OF MINUTES

1. Approval of minutes for March 9, 2010.

C. PUBLIC HEARING

- 1. Plan Amendment:** **NPA-2009-0016.01 - Leija Villa**
Location: 3306 E. 5th Street, Boggy Creek Watershed, Govalle/Johnston Terrace Combined Neighborhood Plan NPA
Owner/Applicant: The Lunaire Group, LP (Dr. Graciela Leija)
Agent: Hugo Elizondo, Jr. P.E. (4 Cuatro Consultants, Ltd.)
Request: Commercial and Single Family to Mixed Use
Staff Rec.: **Recommended**
Staff: Maureen Meredith, 974-2695, maureen.meredith@ci.austin.tx.us
Planning and Development Review
- 2. Rezoning:** **C14-2010-0014 - Leija Villa**
Location: 3306 E. 5th Street, Boggy Creek Watershed, Govalle/Johnston Terrace Combined Neighborhood Plan NPA
Owner/Applicant: The Lunaire Group, LP (Dr. Graciela Leija)
Agent: Hugo Elizondo, Jr. P.E. (4 Cuatro Consultants, Ltd.)
Request: GR-NP & SF-3-NP to GR-MU-NP for Tract 1 and SF-3-NP for Tract 2
Staff Rec.: **Recommended with conditions**
Staff: Joi Harden, 974-2122, joi.harden@ci.austin.tx.us
Planning and Development Review
- 3. Rezoning:** **C14-2009-0151 - East Block**
Location: 835 West 6th, Shoal Creek Watershed, Downtown NPA
Owner/Applicant: Schlosser Development Corp. (David Vitanza)
Agent: Alice Glasco Consulting (Alice Glasco)
Request: DMU to DMU-CURE
Staff Rec.: **Recommended**
Staff: Stephen Rye, 974-7604, stephen.rye@ci.austin.tx.us
Planning and Development Review
- 4. Resubdivision:** **C8-2009-0063.1A.SH - Colorado Crossing III, Section 5 (Being a Resubdivision of Lot 5A, Resubdivision Of Lot 1, Lockheed Addition)**
Location: Autumn Bay Drive (Breckenridge, future) and Burleson Road, Onion Creek Watershed, SE Combined NPA
Owner/Applicant: Lennar Buffington Colorado Crossing LP (Ryan Mattox)
Agent: Lakeside Engineers (Chris Ruiz)
Request: Approve the resubdivision of a portion one lot into 53 lots on 9.356 acres.
Staff Rec.: **Recommended**
Staff: Sylvia Limon, 974-2767, sylvia.limon@ci.austin.tx.us
Planning and Development Review

5. **Resubdivision:** **C8-2009-0091.0A - Resubdivision of 0.447 acres of Lot 2 and 4, Block 14, Westfield A**
Location: 2107 Woodmont Ave., Johnson Creek Watershed, Old West Austin NPA
Owner/Applicant: Kathryn S. Mozer
Agent: Jim Bennett Consulting (Jim Bennett)
Request: Approve the resubdivision of a portion 2 lots into 2 lots on 0.447 acres.
Staff Rec.: **Recommended**
Staff: Sylvia Limon, 974-2767, sylvia.limon@ci.austin.tx.us
Planning and Development Review
6. **Street Vacation:** **C10v-2010-01 - F#8755-0910**
Location: 1800 Newton Street
Request: Vacation of 308 square foot portion of right-of-way at the corner lot of Newton Street and West Annie Street
Staff Rec.: **Recommended**
Staff: Chris Muraida, 974-7191, landmanagement@ci.austin.tx.us
Contract and Land Management Department
7. **Resubdivision:** **C8-2010-0028.0A - PSW Villa Court Subdivision, Resubdivision of 1.4355 Acres of Lot 2, Block 5, "Freewater Subdivision"**
Location: 3505 Villa Court, W. Bouldin Creek Watershed, Galindo NPA
Owner/Applicant: 11 NCREO LLC (Jadon Newman)
Agent: PSW Real Estate (Will Winkler)
Request: Approval of the PSW Villa Court Subdivision, Resubdivision of 1.4355 Acres of Lot 2, Block 5, "Freewater Subdivision" composed of 1 lot on 1.436 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review
8. **Resubdivision:** **C8-2010-0029.0A - Resubdivision of Lot 1, Block 5, Green Valley No. 1**
Location: 1126 Lott Avenue, Fort Branch Watershed, MLK-183 NPA
Owner/Applicant: Leticia Smith
Agent: A.J. Ghaddar, P.E. & Associates (A.J. Ghaddar)
Request: Approval of the Resubdivision of Lot 1, Block 5, Green Valley No. 1 composed of 1 lot on .913 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review

- 9. Final Plat:** **C8-2010-0031.0A - Fairview Park, Amended Plat of Lot A, Resub of Block 41-C & 41-D, Woodlawn**
- Location: 1301 Newning Avenue, Blunn Creek Watershed, South Congress Combined NPA
- Owner/Applicant: Oaks of Travis Height Condo Project, LP (Steve Maida)
- Agent: Thompson Land Engineering (Robert Thompson)
- Request: Approval of the Fairview Park, Amended Plat of Lot A, Resubdivision of Block 41-C & 41-D, Woodlawn composed of 3 lots on 1.185 acres.
- Staff Rec.: **Disapproval**
- Staff: Planning and Development Review

D. NEW BUSINESS

- 1. New Business:** **Initiate a Code Amendment - Definition of Rehab Hospital**
- Request: Discussion and possible action on initiating a Code Amendment to create a new civic use in Section 25-2-6 for rehabilitation hospitals and other related uses.
- Staff: Robert Heil, 974-2330, robert.heil@ci.austin.tx.us
Jerry Rusthoven, 974-2307, jerry.rusthoven@ci.austin.tx.us
Planning and Development Review
- 2. New Business:** **Initiate a Code Amendment: Group Residential in MF-4**
- Request: Discussion and possible action on initiating a Code Amendment to create a new overlay district in which group residential would be prohibited in MF-4 base district zoning.
- Staff: Robert Heil, 974-2330, robert.heil@ci.austin.tx.us
Planning and Development Review

E. SUBCOMMITTEE REPORTS

F. ADJOURNMENT

The City of Austin is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Meeting locations are planned with wheelchair access. If requiring Sign Language Interpreters or alternative formats, please give notice at least 4 days before the meeting date. Please call Dora Anguiano at Neighborhood Planning & Zoning Department, at 974-2104, for additional information; TTY users route through Relay Texas at 711.